
**City of Newberg
City Council
April 18, 2022
Hybrid meeting format**

BUSINESS SESSION –

Meeting called to order at 6:00 p.m.

Councilors Present: Mayor Rick Rogers, Councilors: Denise Bacon, Elise Yarnell Hollamon, Mike McBride, Jefferson Mildenerger, and Stephanie Findley.

Absent: District 2 seat vacant.

Staff Present: City Manager Pro Tem Will Worthey, City Attorney James Walker, City Recorder Sue Ryan, Administrative Assistant Zaira Robles Muniz, Finance Manager Kady Strode, Police Chief Jeff Kosmicki, and Community Development Director Doug Rux.

PRESENTATIONS

Mayor Rogers proclaimed April 22, 2022 as Earth Day in the City of Newberg.

Mayor Rogers proclaimed April 2022 as Child Abuse Prevention Month in the City of Newberg.

Finance Manager Strode presented the annual audit for the City. The City had received an unmodified opinion, which was the best they could get. The City was in a good, stable financial position and property tax revenue had increased by 9%. She then reviewed the findings in the audit.

CITY MANAGER REPORT

CMPT Worthey presented the monthly statistics up to the end of February 2022.

PUBLIC COMMENTS

Bill Rosacker, Newberg resident, thought the Urban Renewal Plan should be taken to a vote of the people. There should be an environmental assessment on the old mill site, and the Urban Renewal Plan should be put on hold until that was done.

Jesse Cadd, Newberg resident, provided a Christian perspective on the two proclamations that were read tonight.

CONSENT CALENDAR

Action: To approve Resolution 2022-3825, A Resolution authorizing the City Manager Pro Tem to initiate several ARPA projects in excess of \$100,000; To re-appoint Will Worthey as the City Manager Pro Tem for 3 months; and to approve Resolution 2022-3821, A Resolution authorizing the City Manager Pro Tem to appoint recommended candidates to positions.

Motion: Councilor Yarnell Hollamon
Second: Councilor Mildenberger
Vote: 6 Yes 0 No 1 Absent [District 2 seat vacant]

CONTINUED BUSINESS – **Ordinance 2022-2896 Urban Renewal Plan**

Community Development Director Rux said the first reading of this ordinance was approved at the last meeting.

The Council discussed:

- The process once this was approved
- Taking it to a vote in November
- The City's responsibility for the environmental condition of a property they did not own
- Other communities who took Urban Renewal to a vote
- Timeframe if it did go to a vote
- Taking out a bond instead
- Moving forward to bring industry and jobs back to the community
- The need for industrial land
- Holding townhalls to bring information to the public
- Benefits of Urban Renewal
- Revisiting the Urban Renewal Plan every five years.

Councilor McBride thought something of this magnitude should go to a vote.

Action: To approve Ordinance 2022-2896, An Ordinance making certain determinations and Findings relating to and approving the Newberg Urban Renewal Plan and Directing that notice of approval be published to be read by title only.

Motion: Councilor Yarnell Hollamon
Second: Councilor Bacon
Vote: 5 Yes 1 No [McBride] 1 Absent [District 2 seat vacant]

NEW BUSINESS

Vacation of Garfield Street alleyway:

CDD Rux said this request related to Nap's Thriftway property. It involved cleaning up land use actions from 1988 and prior. Staff researched files and did not find any documentation that the Council authorized vacation of the street and alleys within the footprint of this building. Staff thought a partnership with the property owner was the best approach. The

property owner prepared and provided the necessary legal descriptions for the vacations as well as notification to the surrounding property owners and sign postings and would consent and record the vacations. The City would initiate the vacations without a petition, not charge the application fees, and prepare the required staff report with analysis and findings.

Mike Gunn, representing the applicant, gave a history of property ownership and configuration of the plat. He explained the portions of the site that were being proposed to be vacated and why they should be vacated.

Action:	To approve Resolution 2022-3819, A Resolution initiating vacation of S Garfield Street between E First Street and E Second Street, approximately 70 feet of the eastern end of the east/west alley west of S Washington Street between E. First Street and E. Second Street, and the entire portion of the north/south alley between South Garfield Street and S Washington Street that intersects with the east/west alley generally described previously.
Motion:	Councilor Yarnell Hollamon
Second:	Councilor McBride
Vote:	6 Yes 0 No 1 Absent [District 2 seat vacant]

Fireworks Discussion:

CMPT Worthey said staff did not have a recommendation on this item; it was a Council discussion. To keep it status quo, unless fire conditions provoked the need for a ban, residents could celebrate the Fourth of July in the way that they desired.

The Council discussed:

- Maintaining the status quo
- Revisiting it in advance of the holiday
- Possibly creating a public fireworks display

Yamhill County Parkway Committee bypass debt restructuring discussion:

Dave Haugeberg, County Parkway Committee Chair, gave an update on the Bypass construction and need for local funding. The opportunity was now to borrow money at an incredibly low rate. They would be asking the Transportation Committee to start the paperwork for the loans in May.

Brett Baker, Parkway Committee member, explained the urgency for putting the funding package together for this project. It began with local funding, and ODOT had agreed to contribute to the funding as a match. He described the interest rate and terms of the loan.

Finance Manager Strode said currently the City owed \$2 million on the Bypass loan and that would be refinanced and included in the \$6.5 million that was being requested. In order to pay the Bypass loan they used the Surface Transportation Block Grant as part of the Federal Exchange Program.

The Council discussed:

- How this could help job development
- Environmental concerns
- Impact concerns
- How this was a regional bypass
- Importance of partnerships.

There was consensus for staff to bring back the paperwork for Council consideration.

COUNCIL BUSINESS

District 2 Vacancy:

Mayor Rogers said there was a District 2 Council vacancy and he asked how the Council wanted to proceed, either appointing someone or waiting for the November election.

The Council discussed:

- Chance for split votes or absences
- Timeline for applications.

There was consensus for staff to come back with a resolution declaring the position vacant and opening up a recruitment period.

DCI Relocation:

CDD Rux reported on the challenges of relocating DCI, which was an industrial assembly operation, onto a general commercial/retail property. There was nothing specific in the City's Municipal Code about this situation, and he had researched the options.

City Attorney Walker described how the Council could provide an emergency declaration in this case, accompanied by a suspension of the land use rules for the Rite Aid property. He explained the risks and precedent that a suspension might set.

The Council discussed:

- Possible opposition
- Bussing people to the location to reduce traffic concerns
- Setting up a temporary facility
- City processes taking too long
- Holding an emergency meeting for Council action
- Duration of the emergency
- Reaching out to neighboring properties, and the School District.

There was consensus to schedule an Emergency Meeting on April 21.

Mayor Rogers suggested a discussion on Community Support Funds at a future meeting.

Meeting adjourned at 8:35 p.m.


Sue Ryan, City Recorder

ATTEST:


Rick Rogers, Mayor